

**BOARD OF APPEALS
for
MONTGOMERY COUNTY**

**Stella B. Werner Council Office Building
100 Maryland Avenue, Room 217
Rockville, Maryland 20850
(240) 777-6600**

<http://www.montgomerycountymd.gov/boa/>

WORKSESSION MINUTES

Second Floor Davidson Memorial Hearing Room

Wednesday, May 10, 2017

ACTION ITEMS:

1. Minutes of April 26, 2017, Worksession.

Action: Approved, [ESR/BG, 4-0 (CJS-abstained)].

2. **S-274-D, Petition of Suburban Hospital** (Hospital). Letter to the Board from Barbara A. Sears, Esquire, and Erin E. Girard, Esquire, submitting the final certified site, landscape, lighting, architectural and forest conservation plans approved by the Montgomery County Planning Board by Resolution dated November 2, 2016, in satisfaction of Condition 34 of the Board's December 9, 2010 Opinion. [Large Exhibits: site, landscape, lighting, architectural and forest conservation plans].

Action: Re-opened the receive Ms. Sears' and Ms. Girard's letter with attachments, (JHP/ESR, 5-0).

3. **S-813, Petition of Alan and Gillian Butchman** (Private Riding Stable). Memorandum to the Board from Jennyffer Vargas, Inspector, Department of Permitting Services, requesting that this special exception be revoked as abandoned. Also included in confirmation of the abandonment from the current property owner.

Action: Revoked the special exception as abandoned, (JHP/BG, 5-0).

4. **S-1644, Petition of Walter J. Jacobsen** (Accessory Apartment). Letter to the Board from Hugo Castillon, stating that he and Digna Castillon are the new owners of this property, and requesting that the special exception be transferred to them.

Action: Granted the transfer of the special exception, (ESR/JHP, 5-0).

5. **S-1652, Petition of Stephen E. and Michele L. Diffenderfer** (Accessory Apartment.). Memorandum to the Board from Robert Goff, Inspector, Housing and Code Enforcement, indicating that this property has been sold, that the accessory apartment has not been eliminated, and that despite three requests, the new owners have not requested that the special exception be transferred to their names. Mr. Goff requests revocation; a showcase hearing is necessary before the Board can take that action.

Action: Voted to schedule show cause hearing, (SBB/BG, 5-0).

6. **S-2536, Petition of Manor House at Sligo Creek, Inc.** (Nursing Home or Domiciliary Care Home). Memorandum to the Board from Barbara Cox, Inspector, Department of Permitting Services, indicating that this special exception use was never implemented, and recommending that it be revoked for failure to implement. Also included is confirmation that this use was never implemented from Adventist Healthcare, Inc., the owner of the subject property.

Action: Revoked for failure to implement the special exception, (BG/JHP, 5-0).

7. **S-2668, Petition of Taiwan Culture Center** (Service Organization). Email to the Board from Cecelia English, setting forth a complaint about the compliance of the Petitioner with the conditions of its special exception. Also included is an Inspection Report from the Department of Permitting Services, responding to this complaint.

Action: a) Re-opened the record to receive Ms. English's email and the inspection report from the Department of Permitting Services; (b) dismissed the complaint, (SBB/ESR, 5-0).

PENDING ITEMS:

8. **CBA-1730, Petition of Stanley Rakusin and Arthur P. Becker** (Apartment Hotel). Letter to the Board from Robert R. Harris, Esquire, requesting reconsideration of the Board's revocation of special exception CBA-1730, and asking that the special exception be reinstated. Item deferred (consensus). [W/S: 4/27/16].
9. **S-2250, S-1211, S-1211-B, Petition of KCJ Properties, LLC, and O.G. Limited Partnership** (Private Educational Institution). Letter to the Board from Joyce Saadi, requesting reconsideration of the Board's decision dated July 29, 2016, which modified S-2250 and revoked S-1211 and S-1211-B, or in the alternative, a hearing. Item deferred (consensus). [W/S: 9/7/16].

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